

TRINITY HOUSE

24 WOODFORD MILL, WITNEY OX28 6DE

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Trinity House is an attractive family home within a small gated development in the heart of the town with delightful meadow and river views. Offering approx. 1,272 sq ft of living space that includes a large central hallway with stairs to the first floor, and a 20' sitting room with the feature fireplace creating a wonderful space for relaxing. The modern, well-appointed kitchen/dining room offers a wide range of units, ample dining space and again natural light floods through. The WC completes the ground floor picture. To the first floor two double bedrooms have a balcony from which you can enjoy the meadow view with a third double bedroom currently used as a study, and all well served by the contemporary fitted house bathroom and ensuite shower room.

Externally, the front offers a good size paved area currently housing many planted pots and there are two designated parking spaces. The rear garden affords a high degree of privacy with mature hedging and the paved area is ideal for alfresco dining.

GUIDE PRICE

£475,000



3



1



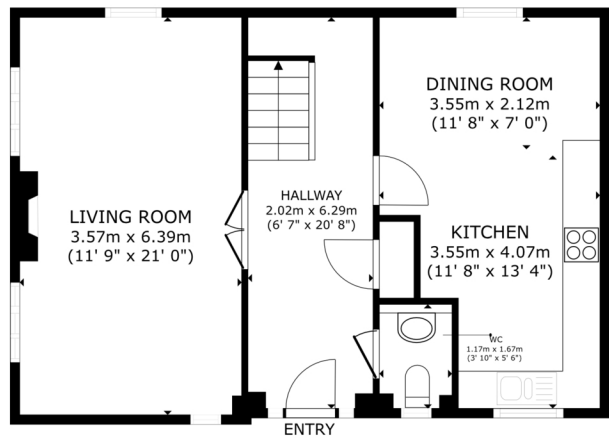
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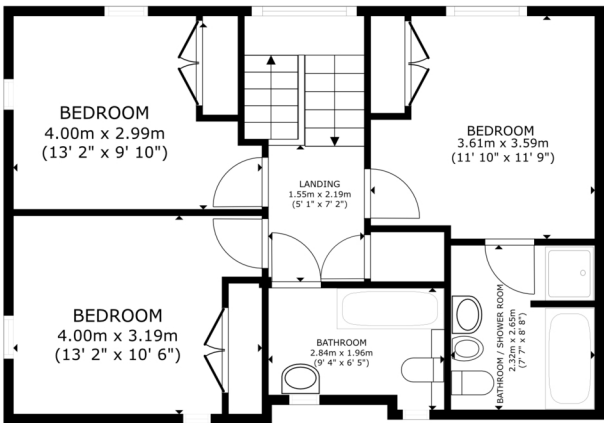
Enclosed







FLOOR 1



FLOOR 2

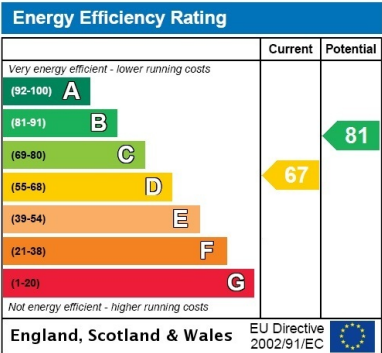
GROSS INTERNAL AREA
FLOOR 1 59.1 m² (636 sq.ft.) FLOOR 2 59.1 m² (636 sq.ft.)
TOTAL : 118.2 m² (1,272 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Council Tax:
Band E - £3,089.08

Parking:
Two spaces

Local Authority:
West Oxfordshire District Council



“ LOCATION COMMENT

Witney is a delightful market town historically connected with the wool trade and blanket making. It has an excellent range of shopping and leisure amenities including most of the high street retail brands, as well as a multi-screen cinema, and a fine choice of pub/restaurants. It also has the benefit of plentiful free car parking. The A40 provides a road link to Oxford to the east and Cheltenham to the west. A main line station with a fast London service is at nearby Long Hanborough about five miles away.



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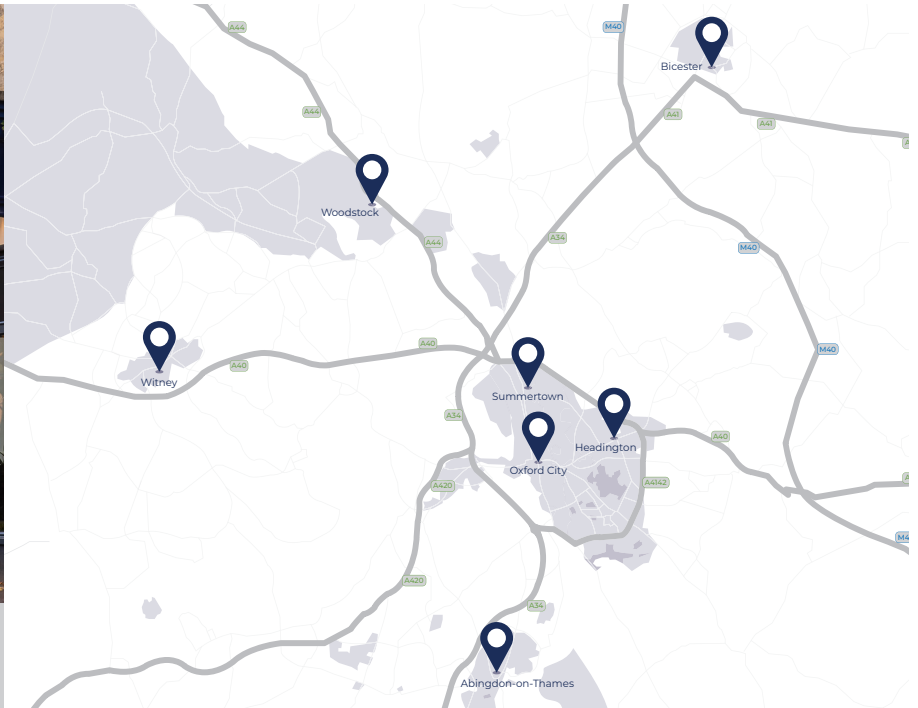
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